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**ROBERTSON
PHILLIPS**
Estate Agents



**Bellfield Avenue, Harrow Weald Offers in Excess of
£1.425.000**



www.robertsonphillips.co.uk



This exquisite four-bedroom, three-bathroom detached family home is set on a peaceful private road, offering an idyllic retreat with breath taking views and direct access to the Green Belt. Designed for both comfort and style, this stunning residence boasts spacious interiors, a beautifully landscaped 180ft garden, and a versatile garden studio, perfect for work or leisure. Upon entering, a welcoming hallway leads to a bright and expansive open-plan living space, featuring large windows that frame picturesque garden views. The contemporary kitchen is fully equipped with premium appliances, sleek cabinetry, and a central island, making it the heart of the home. A spacious utility room located off of the kitchen provides extra storage and washing facilities. A formal dining area and a cosy yet sophisticated lounge provide the perfect setting for both entertaining and relaxation. There is a formal lounge located to the front of the property a study area positioned centrally within the home and a cinema room. Upstairs, the principal suite offers a tranquil escape with an elegant en-suite bathroom and built-in wardrobes. The additional three bedrooms are generously sized, with one benefiting from an en-suite and the others sharing the family bathroom. The show stopping 180ft garden is a haven of natural beauty, with mature trees, vibrant flower beds, and a spacious patio with built in bbq area ideal for al fresco dining. At the end of the garden, a private gate opens directly onto the scenic Green Belt, offering endless opportunities for outdoor exploration. The stylish garden studio provides a flexible space for a home office, gym, or creative retreat. With ample off-road parking and easy access to excellent schools, transport links, and local amenities, this remarkable home combines luxury, privacy, and an unparalleled connection to nature.



Ground Floor

Entrance Hall

Entrance porch with stained glass panelled door to welcoming hallway.
Under stairs cupboard with gas and electric meters.

Cloakroom

Vanity wash hand basin, fully tiled walls and low-level WC.

Sitting Room 4.61m (15'1") max x 3.69m (12'1")

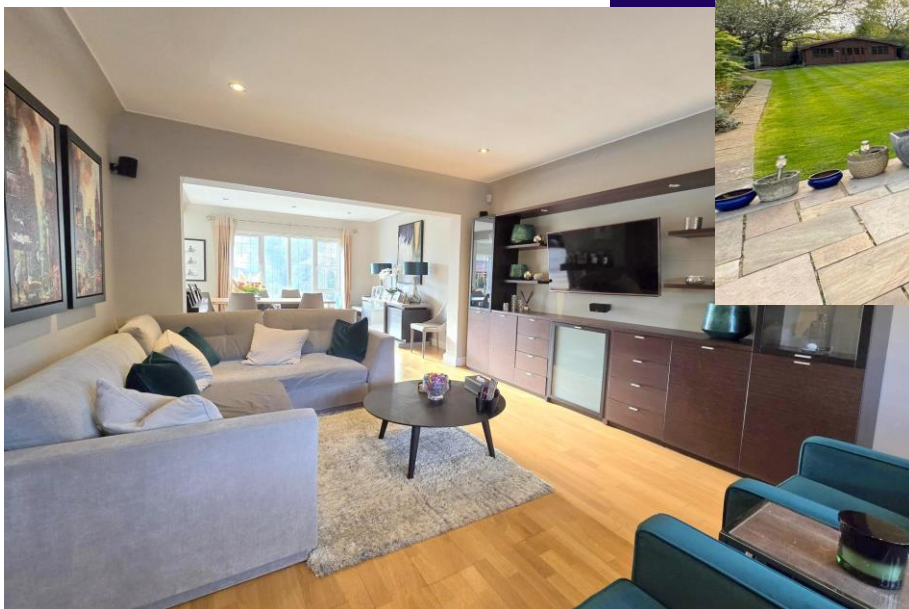
Cosy peaceful room with double glazed leaded light bay window to front and feature fireplace.

Lounge 4.79m (15'8") x 3.64m (11'11")

Double glazed leaded light window to front opening to:

Dining Area 4.45m (14'7") x 3.64m (11'11")

Bright family area with double glazed leaded light windows overlooking garden, opening to:



Kitchen Area 6.30m (20'8") x 3.87m (12'8")

Fitted with a matching range of base and eye level units with round edged breakfast area with inset five ring gas hob and extractor hood. Granite worktops with inset sink, integrated fridge/freezer, dishwasher, built-in double oven and microwave. Double glazed doors and windows to garden. Glazed door to:

Utility 3.50m (11'6") x 3.47m (11'5")

Fitted with a matching base and eye level units with inset sink, integrated fridge/freezer, washing machine, dryer and built-in oven. Double glazed double doors to garden.

Office 3.69m (12'1") x 2.61m (8'7")

With fitted units and study area. Doorway to;
Cinema/den

Perfect space to relax with attractive beamed vaulted ceiling and skylights, window to front. Perfect space to relax with attractive beamed vaulted ceiling and skylights, window to front.

First Floor

Landing

Loft access.

Bedroom One 4.78m (15'8") x 3.77m (12'4")

Double glazed window to front, contemporary style sliding door wardrobes and dressing chests, doorway to;

En-suite Bathroom

Spacious bright room with deep panelled bath, vanity wash hand basin with cosmetic drawers, fully tiled walls, tiled shower enclosure and low-level WC. Heated towel rail and double glazed window to rear.

En-suite Shower Room

With tiled shower enclosure, vanity wash hand basin and low-level WC

Bedroom Three 6.00m (19'8") x 3.88m (12'9")

Twin double glazed windows and corner fitted wardrobes.

Bedroom Four 3.80m (12'6") max x 2.15m (7'1")

Currently used as a dressing room with bay window to front.

Family Bathroom

Panelled bath, vanity wash hand basin with cosmetic drawers and swan neck mixer tap, fully tiled walls and low-level WC. Heated towel rail, obscure double glazed window and airing cupboard.

Garden 180' 0" x 50' 0" (54.82m x 15.23m)

Great family space with brick built BBQ area, huge York stone patio leading to vast lawn area. Covered side storage space with doors to drive, garden shed and summer house.

Garden Studio 23' 6" x 23' 4" (7.16m x 7.11m)

Excellent Scandinavian style family space used as games room or potential office with power, light and heating.

Parking

Via own drive with parking for several cars and electric charging point.

Council Tax Band: G

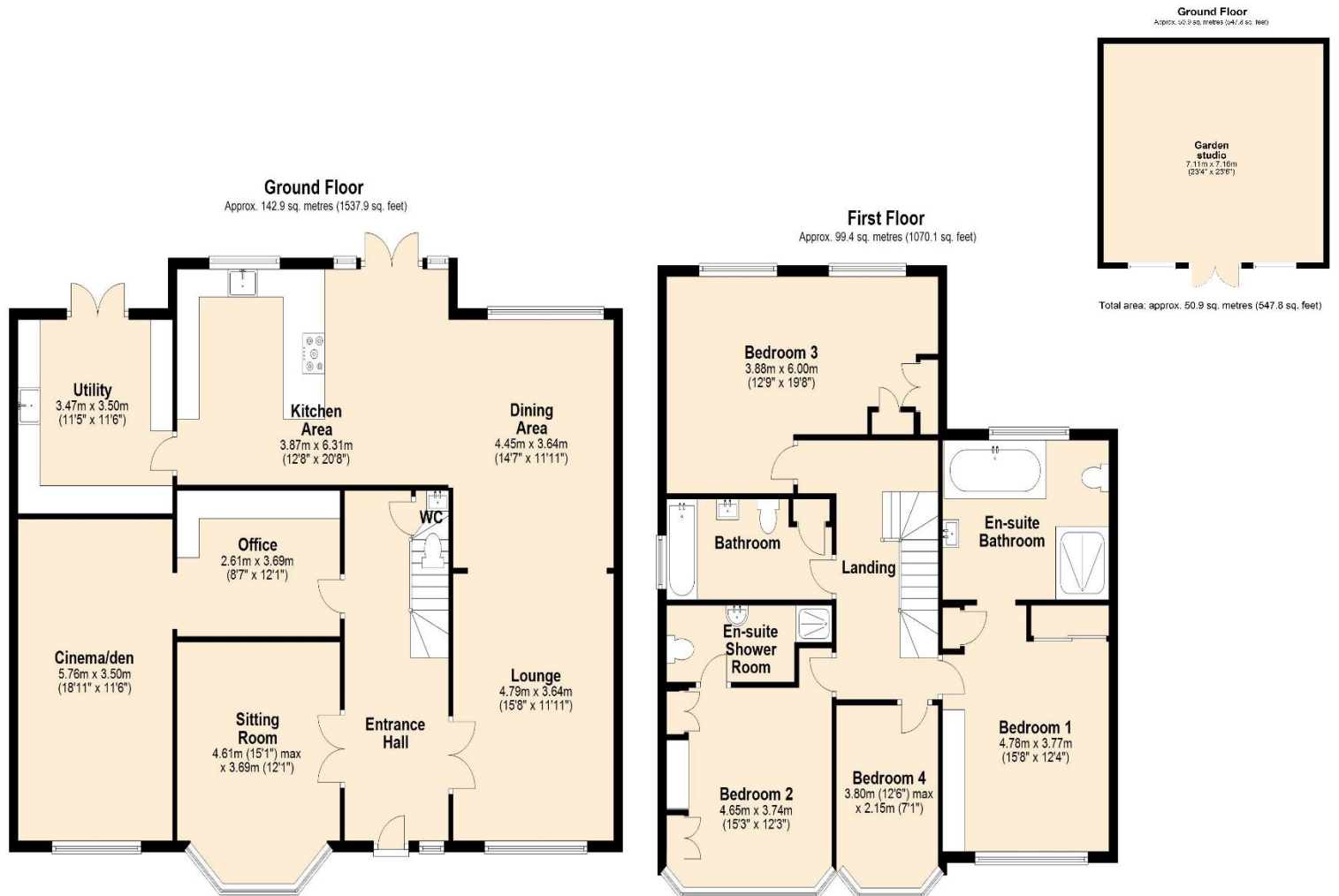
EPC Rating:

Tenure: Freehold

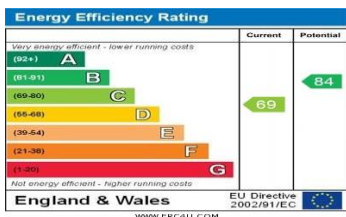


KEY FEATURES:

- Superb family home ● Five reception rooms ● Granite fitted kitchen ● Utility Room ●
- Four Bedrooms- Two with en suite ● 180ft Garden
- Huge summer house ● No Upper Chain



House Total 2608.0 sq. feet
Garden Studio Total 547.8 sq. feet
Plan produced using PlanUp.



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.